

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/94 CENTRAL AVENUE ALTONA MEADOWS VIC 3028

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$599,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$559,000

Property type

Unit

Suburb

Altona Meadows

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

2/42 BRUCE STREET SOUTH ALTONA MEADOWS VIC 3028	\$592,500	22-May-26
1/10 DILLON COURT ALTONA MEADOWS VIC 3028	\$625,000	26-May-26
5/3 TALBOT STREET ALTONA MEADOWS VIC 3028	\$645,000	17-Aug-26

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 19 August 2026



2/42 BRUCE STREET SOUTH ALTONA MEADOWS VIC 3028

2 2 1

Sold Price

RS

\$592,500

Sold Date

22-May-26

Distance

0.27km

1/10 DILLON COURT ALTONA MEADOWS VIC 3028

2 1 1

Sold Price

\$625,000

Sold Date

26-May-26

Distance

0.63km

5/3 TALBOT STREET ALTONA MEADOWS VIC 3028

3 2 2

Sold Price

RS

\$645,000

Sold Date

17-Aug-26

Distance

1.61km

RS = Recent sale

UN = Undisclosed Sale

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